

RADISSON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS
MONTHLY MEETING
November 24, 2003 7:30 PM
ASPEN HOUSE, NORTH ENTRY ROAD

DIRECTORS PRESENT

Ned Goetzke, President
Pat Dolan, Vice President
Rosemary DeVito, Secretary
Paul Arvantides
Luanne Christensen
Dave Thomas
Andy McWain, Corporate Park

DIRECTORS ABSENT

Dan Healy, ESDC
Jim McKay, Treasurer

COMMITTEE REPRESENTATIVES

PRESENT

Bud Sweet, Arch. Standards
Kevin Tansey, Operations

ABSENT

Vacant, Communications
Vacant, Finance
Vacant, Nominating
Robin Brown, Long Range Planning

OTHERS PRESENT

Jack Krisanda, Executive Director; Lynn Furlong, Accountant and Office Manager; Laura Robinson, Administrative Assistant. Residents; Kim Alberto; Dan Jaeger; Peter Wilson; Charles Rock; Richard Dittman; Sandra Dittman; and Detective Jim Solan.

The monthly Board of Directors Meeting was called to order by Ned Goetzke at 7:33 p.m. Quorum was established with seven directors present. Meeting minutes recorded by the Administrative Assistant. Minutes of the Board of Director's meeting on September 8, 2003, were reviewed and no corrections were noted. On motion by Patrick Dolan, seconded by Luanne Christensen, the minutes were unanimously approved.

TREASURER'S REPORT - No report

COMMITTEE REPORTS

I. ARCHITECTURAL STANDARDS - Bud Sweet reported

Applications continue to be submitted although the volume has decreased a significant amount. Bud stated that with the decrease in volume, the committee has been active in rectifying outstanding ASC issues. Bud inquired if the Neighborhood Watch signs had been agreed upon as this topic was scheduled in the November 24, 2003 Board Of Directors Work Session Agenda. Jack Krisanda presented Bud with a copy of the approved signage. This signage will be of the color Brown with White lettering for contrast. These signs will replace the temporary Neighborhood Watch signs that currently exist. The next meeting will be December 9, 2003 at 7:00pm at the RCA office.

II. COMMUNICATIONS - Ned Goetzke reported

The Board has agreed to adopt the reorganization of the Communications Committee. See Resolution number 750 for further information.

III. FINANCE - Lynn Furlong reported

The Finance Committee met on November 18, 2003 to review the 2nd quarter Financial Statements. The Capital

Fund had a \$95,000 CD mature in September. There were two (2) \$75,000 CD's purchased from the Capital Fund, which will be reflected in October's transactions. The year-to-date variances include a lower than budgeted assessment revenue, due to two (2) residential accounts being determined un-collectible and therefore, written off. The majority of the Capital Budget purchases have been made. Some items, such as paving projects, have been put off until spring, due to the weather. Lynn will begin evaluating new accounting software soon, which will include packages for resident registration information as well as a CC&R package for architectural projects, etc. A company has been contacted in regards to doing a capital reserve study for the community. A proposal is expected this week, and after acceptance the turnaround time for completion of the study will be approximately two (2) weeks. The next Finance Committee meeting will be on Wednesday, December 17 to review the Draft FY05 Operating and Capital Budgets.

IV. LONG RANGE PLANNING - Jack Krisanda reported

Robin Brown, the newly appointed chairperson, was unable to attend the meeting. Jack stated that the committee would like to create a short survey to send to the community. Ned Goetzke expressed his concern and stated that the Long Range Planning Committee must have the Board Of Directors approval before a survey will be distributed to the community. It was agreed that the surveys in the past have been poorly designed and were unable to give the committee true statistical values. Ned expressed his idea of hiring a professional to design an accurate survey for the community, which in return would provide Radisson with valuable information and statistical value the committee has been seeking. Pat Dolan stated the committee has had it's largest turnover in years with ten new committee members. The next meeting will be held on January 21, 2004 at 7:30pm at the RCA office.

V. NOMINATING -No report

VI. OPERATIONS -Kevin Tansey reported

The committee has been working to provide specific recommendations for projects, including cost estimates for each of them. Kevin stated that the committee has prepared a prioritized list of projects in which a follow-through is assured. Kevin stated that a special meeting on October 23, 2003 was held. This meeting was devoted to preparing the budget for items in which the committee is responsible. Topics discussed in the October meeting include; the Hidden Lake Rehabilitation, the swimming pool, the cost for clearing dangerous tree limbs along the pathways, Maintenance facility improvements, storage yard expansion, and mowing and turf maintenance. The next meeting will be held December 11, 2003 at 7:30pm.

VII. RECREATION - No Report

DEVELOPERS REPORT- Jack Krisanda Reported

Jack stated that all of the new developments have been put on hold due to Niagara Mohawk lines being established. The construction will continue as Niagara Mohawk completes their construction.

RCA REPORT - No Report

RECOGNITION OF RESIDENTS

Richard Opincar of 3078 Amberlea Lane, introduced himself to the Board Of Directors while voicing his concern of property 3082 Amberlea Lane. Opincar, along with a few other residents residing on Amberlea, spoke of garbage constantly in the front yard, siding and windows rotting, unregistered vehicles and motorcycles in the driveway, and painting needing to be finished. The residents spoke of this situation with great dismay and expressed their disappointment that it has continued on for many years. Ned Goetzke assured the residents that the property of 3082 Amberlea Lane is being fined while the RCA discusses legal options with our attorney. Jack Krisanda explained that Radisson does have to abide by the New York State Law, which states we must give thirty and ninety day deadlines. Ned Goetzke assured the residents that the Board Of Directors is well aware of this situation and will be discussed at the January 5, 2003 Work Session.

Detective Jim Solan arrived at the meeting to discuss and present his findings in the Drakes Landing and Kerri Hornaday Park porta-john fires. Detective Solan began his presentation by expressing his appreciation of the relationship he has created with the Radisson Staff. Jim continued to assure the Board Of Directors that he has

identified each individual associated with the fires at Kerri Hornaday Park as well as Drakes Landing. He stated that each teenager confessed to the crime, is remorseful, and each family is willing to pay for any damages involved. Jim presented the Board Of Directors with the option of charging the individuals, or creating another means of punishment such as a Scared Straight Program, community service, a fire prevention course, or an impact letter from the group to be published in the *Reflections*. The Board Of Directors will discuss the options and a final decision will be made at the January 5, 2003 Work Session.

Board President Ned Goetzke presented Detective J.D. Solan with a Good Neighbor Award. Jim was honored by the Board for his exceptional service to the community. The Radisson Community is appreciative of Detective Solan's dedication and additional hours spent on various projects this year.

Charles Rock approached the Board Of Directors, requesting that they reconsider the destruction of the model structure located on the corner of Route 31 and Willett Parkway. The structure was built by the original architect who reviewed every residential design in Radisson, along with the structure for the pool, and all early industrial buildings, etc. Mr. Rock would like to see the structure be repaired instead of torn down in remembrance of the original architect and Radisson's history.

RESOLUTIONS-

749- Approval Of General Maintenance Of NYS Trooper's Barracks

On motion by Pat Dolan, seconded by Andy McWain, was unanimously approved with the addition of "an annual review of this agreement".

750- Approval Of New Communications Committee Chairperson

On motion by Rosemary DeVito, seconded by Luanne Christensen, was unanimously approved with one correction. Let this resolution hereon after be renamed "Approval Of The Reorganization Of The Communications Committee".

751- Approval Of The Vice President's Signing Of Documents In The Absence Of The President Of The Board Of Directors

On motion by Dave Thomas, seconded by Rosemary Devito, was unanimously approved.

OLD BUSINESS - No report

NEW BUSINESS - Ned Goetzke reported

All topics falling under the New Business headline had been discussed throughout the meeting and in discussion in approving Resolutions 749 and 750. No further discussion was made at this time.

ANNOUNCEMENTS -Ned Goetzke reported

Neighborhood Watch Group - 11/25/03, 7:00pm at the Aspen House
Hidden Lake Meeting - 12/01/03, 7:30pm at the Aspen House
Holiday Party - 12/12/03, 4:00pm to 7:00pm at the Aspen House
BOD Work Session - 01/05/04, 6:30pm at the Aspen House
Newcomers Wine and Cheese - 01/15/04, 7:30pm at the Aspen House
BOD Work Session - 01/26/04, 6:30pm at the Aspen House
BOD Monthly Meeting - 01/26/04, 7:30pm at the Aspen House

ADJOURNMENT - Motion by Pat Dolan, seconded by Paul Arvantides, and carried at 9:52PM unanimously.

Respectfully submitted,

Rosemary DeVito, RCA Board Secretary